



## CITY OF SOUTH BEND

PETE BUTTIGIEG, MAYOR

OFFICE OF THE MAYOR

December 14, 2016

Matthew Didier  
77 West Jackson Boulevard  
Mail Code SE-7J  
Chicago, IL 60604-3507

**RE: Grant Proposal Submission by South Bend, Indiana to the USEPA for a Brownfield Community Wide Assessment COALITION Grant for Petroleum and Hazardous Substances**

Dear Mr. Didier:

The City of South Bend, Indiana, on behalf of its Coalition partner members (the City of Mishawaka, Indiana and St. Joseph County, Indiana), is pleased to submit the enclosed proposal to the United States Environmental Protection Agency (USEPA) for a Community-Wide Brownfields Assessment Coalition Grant (the Grant). The Coalition needs the Grant to address brownfields threats to health of its residents, natural resources, and economy. This grant proposal intends to address both Petroleum and Hazardous Substances concerns in the amount of \$300,000 each (a \$600,000 grant total). Upon grant award, the Coalition members will execute a binding Memorandum of Agreement - a draft of which has been created and reviewed by the parties.

St. Joseph County (the County) is located in north central Indiana, on the southern border of Michigan, and much of the population resides in the cities of South Bend and Mishawaka. For about a century the County was one of the leading manufacturing centers in the state of Indiana, home to Oliver Plow, Studebaker, Uniroyal, and many other large manufacturers. The last several decades saw the departure of these key employers, as well as their support industries.

The Coalition is particularly facing a challenge in areas where brownfields have disproportionately impacted disadvantaged populations and contaminated area waterways. Through the use of funds to join and expand brownfield inventories among the Coalition entities, a prioritization of sites once tainted would attract redevelopment potential. The grant will also perform Phase I, Phase II Environmental Site Assessments, Further Site Investigations, and Remedial Action Planning at sites located throughout the County, and perform community outreach and education activities with a focus on strategic redevelopment of brownfield properties and prevention of future brownfields. Proven innovations in area-wide brownfield planning efforts will also be implemented to support redevelopment corridors.

Per grant application requirements, the following identifies the applicant and contact for communication with USEPA:

**a. Applicant Identification:**

- i. Name of Applicant: City of South Bend, Indiana
- ii. Address of Applicant: 227 West Jefferson Boulevard – Suite 1400S, South Bend, IN 466601

**b. Funding Requested:**

- i. Grant Type: Assessment
- ii. Assessment Grant Type: Coalition
- iii. Federal Funds Requested: \$600,000
- iv. Contamination: Hazardous Substances - \$300,000 Petroleum - \$300,000

**c. Location:** Cities of South Bend and Mishawaka, Indiana, and St. Joseph County, Indiana (Coalition)

**d. Property Identification:** Not Applicable; grant is for a community-wide assessment project.

**e. Contacts:**

- i. Project Director: Chris Dressel, Associate, Department of Community Investment  
Phone/Fax: (574) 235-5874 (p); (574) 235-9021 (f)  
Email address: CDressel@SouthBendIN.gov  
Mailing Address: 227 West Jefferson Boulevard – Suite 1400S, South Bend, IN 466601
- ii. Chief Executive/Highest Ranking Elected Official: Mayor Pete Buttigieg  
Phone/Fax: (574) 235-9261 (p)  
Email address: pbuttigieg@SouthBendIN.gov  
Mailing Address: 227 West Jefferson Boulevard – Suite 1400N, South Bend, IN 466601

**f. Population:**

- i. General population of Lead Coalition Member: South Bend, IN 101,168 (2010 US Census)  
General population of Coalition Members: City of Mishawaka, IN 48,252 | St. Joseph Co. 266,931
- ii. *Not Applicable*; South Bend, IN (Coalition Lead Member), the City of Mishawaka (Coalition Member), and St. Joseph Co. (Coalition Member) are each “general purpose units of local government”, per 40 CFR Part 31.3
- iii. *Not Applicable*; Affirm whether or not your jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.

**g. Other Factors:** Please note also the completed “Other Factors” checklist as it contains the following additional factors to support the Coalition grant:

- ☐ Applicant to Assist Recognized Indian Tribe
- ☐ Phase II Focus
- ☐ Leveraging of Funds
- ☐ Recent (2008 or later) significant economic disruption

We look forward to working with the USEPA on this and other future projects. If you have any questions or concerns related to the County’s proposal, please contact me at your earliest convenience.

Very truly yours,



Pete Buttigieg, Mayor - City of South Bend, Indiana

cc: Regional Brownfields Coordinator – EPA Region 5, Chicago, IL

# The Narrative Proposal

- Narrative File (ATTACHED)

## **NARRATIVE PROPOSAL/RANKING CRITERIA**

### **1. COMMUNITY NEED:**

#### **1. a. Targeted Area and Brownfields:**

1. a.i Community and Target Area Descriptions: St. Joseph County (the County) and its largest cities, South Bend and Mishawaka (the Coalition), were, at one time, leading manufacturing centers in the state of Indiana. The County was the proud home to Studebaker, Uniroyal, Bendix, and a plethora of supporting manufacturing facilities. Over the last 50 years, all of these manufacturers have closed operations and left the area which was part of a larger postindustrial phenomenon characterized by job and population loss more recently propelled by market globalization. Not only have the jobs been lost but the legacy of industrial development and decline has left the Coalition disproportionately impacted by brownfield sites.

The City of South Bend, Lead Member and applicant for the Coalition, has received and successfully managed numerous EPA grants and is currently managing an EPA Brownfield Coalition Assessment Grant expected to expire in September 2017. Despite these efforts, hundreds of acres of vacant industrial brownfields now dominate the landscape and community leaders are struggling to find funding for assessment and remediation. Redevelopment of these properties will ultimately improve the health and welfare of the residents and return employment opportunities to citizens and tax income to the municipalities. Coalition members have identified redevelopment of brownfields as integral for economic recovery and future growth. In recent years, South Bend has concentrated redevelopment strategies at the neighborhood scale, focusing resources on the improvement of its downtown and commercial corridors, including those disproportionately populated with former uses associated with brownfields. Master planning processes coupled with public involvement have been supported by diverse community interest. South Bend and Mishawaka both have brownfield redevelopment programs and the Coalition wants to continually expand these brownfield programs to other distressed communities in the County with populations of less than 10,000 (Indian Hills, Lakeville, New Carlisle, North Liberty, Osceola, Walkertown, and Roseland). These small rural communities do not have access to the resources required to develop individual brownfield programs and lack the capacity to individually apply for funding to assess and redevelop brownfield properties.

1. a.ii. Demographic Information and indicators of need: Table 1 below provides demographic information for coalition member municipalities and locations of their five priority brownfields.

<b>Table 1 - Demographic Information</b>					
	<b>South Bend</b>	<b>Mishawaka</b>	<b>St. Joseph County</b>	<b>Indiana</b>	<b>National</b>
<b>Population</b> <sup>1 2</sup>	100,422	48,120	266,916	6,597,880	318,907,401
<b>Unemployment</b> <sup>1 2</sup>	8.9%	7.2%	6.7%	5.7%	5.8%
<b>Poverty Rate</b> <sup>1 2</sup>	27.8%	20.6%	17.6%	15.5%	15.6%
<b>Percent Minority</b> <sup>1 2</sup>	44.5%	17.6%	25.2%	19.2%	37.2%
<b>Median Household Income</b> <sup>1</sup>	\$34,656	\$37,542	\$45,012	\$48,737	\$53,482
<b>Per Capita Income</b> <sup>1 2</sup>	\$19,818	\$20,998	\$24,039	\$24,953	\$28,555
	<b>Drewery's Brewery CT 4</b>	<b>South Bend Metal Proc. CT 21</b>	<b>Berreth Oil Co. CT 101</b>	<b>Bristol Corp CT 123</b>	<b>Baycote Metal Finishing CT 103</b>
<b>Population</b> <sup>3</sup>	2,422	1,110	2,965	3,636	5,510
<b>Unemployment</b> <sup>3</sup>	15.2%	25.8%	8.8%	8.0%	5.8%
<b>Poverty Rate</b> <sup>3</sup>	52.8%	53.7%	27.2%	16.9%	14.9%
<b>Percent Minority</b> <sup>3</sup>	74%	77%	15%	4%	14%
<b>Median Household Income</b> <sup>3</sup>	\$22,804	\$18,750	\$36,667	\$41,285	\$45,313
<b>Per Capita Income</b> <sup>3</sup>	\$9,975	\$17,079	\$17,360	\$22,256	\$20,755
<i>Source: <sup>1</sup> U.S. Census Bureau (2014). <sup>2</sup> American Community Survey 5-year Estimates. <sup>3</sup> Retrieved from Census Reporter Profile page for Census Tract 4, 21, 101, 103 and 123, St. Joseph, IN</i>					



As shown in Table 1, the Coalition's per capita income and poverty rates are significantly lower than that of Indiana and the U.S. In addition, the percent minority population is significantly higher in the City of South Bend when compared to the state and national rates. These trends tend to be magnified in the census tracts containing the target sites suggesting areas of environmental injustice.

1.a.iii Brownfields and their Impacts: Over 100 years of industrial operations created numerous brownfields which combined with other factors ultimately impacted the health and welfare of these Coalition communities. The Indiana Department of Environmental Management (IDEM) has identified over 380 sites with known environmental contamination and over 856 sites (industrial waste sites, dump sites, manufactured gas plants, landfills, underground storage tank sites, etc.) that are likely contaminated in the County. Of these sites, over 90% are located within the business districts and residential neighborhoods of the Coalition cities. Based on a reconnaissance of the major roadways within the County, 187 more potential brownfields (gasoline stations, automotive repair/sales, dry cleaners, machine shops, auto body shops, and manufacturing plants) were identified. The Coalition communities have many long languishing large auto sector factories, and smaller supplier sites that have experienced disinvestment and years of vacancy. Additionally, there are entire areas along transportation corridors where dozens of small underutilized industrial sites less than one acre are located within residential neighborhoods. The Coalition has identified the following six priority brownfields largely based on both their real or perceived negative impact on surrounding communities and the cost barrier that has in part hindered past development:

1. **Drewry's Brewery:** 500,000 gallon petroleum storage; (South Bend/14.7 acres)
2. **South Bend Metal Processing:** Foundry, metal part manufacturing (South Bend/3.5 acres)
3. **Bristol Corporation, Electronics Div:** Electrical component mfg. (Lakeville/4.5 acres)
4. **Baycote Metal Finishing Site:** Former chrome plating facility. (Mishawaka / 1.2 acres)
5. **Berreth Oil Company:** Bulk Petroleum/lubricants (Mishawaka/0.9 acres)

**1. b Welfare, Environmental, and Public Health Impacts:**

1. b.i Welfare Impacts: St. Joseph County is high-risk for lead-based paint hazards – 69% of the housing in the County was built before 1980 (2000 Census). Based on the St. Joseph County Health Department Report Evaluation of Blood-Lead Testing Statistics for St. Joseph County, 2003-2007, 165 children had confirmed elevated blood lead levels. Among these, African American and Hispanic children are disproportionately represented in our lead poisoning cases. While our local population is 11.8 percent Black and 5.9 percent Hispanic, from 2003 to 2007 the average percentage of lead-poisoned Black children was 47.9 percent, and the average percentage for Hispanic children was 22.4 percent. In addition, many of the residential neighborhoods within the non-urbanized coalition area are not serviced by municipal water and depend on private wells, the perceived threats from neighboring sites of concern loom large in the minds of community workers as well as residents. With an Assessment Grant, the Coalition can systematically assess conditions, determine the nature and extent of any brownfields contamination, control contaminant migration and remediate sources if needed, protect the health and welfare in coalition communities, and improve the overall quality of life for its residents by removing the threats posed by these sites.

Another potential concern identified by the Coalition is related to migration of contaminants from brownfields, including those priority sites identified by the Coalition, to local waterways including the St. Joseph River and Juday Creek; each are currently identified as impaired waterways downstream of the priority sites due to the presence of E.-Coli. The Indiana State Department of Health (ISDH) has issued a fish consumption advisory for PCBs in fish tissue. Constituents commonly associated with birth defects (mercury and PCBs) have been found in fish tissues (IDEM fish advisory) in the St. Joseph river and the Indiana State Department of Health recorded an average of 223.8 birth defects per 10,000 live births in St. Joseph County from 2005-2009.

1. b.ii. Cumulative Environmental Issues: Cumulative environmental issues include: 7 superfund sites of which one was added to the National Priorities List, 56 active industrial facilities with air permits and 693 facilities with IDEM hazardous waste permits (EPA Envirofacts), 1 coal fired power plants, a majority of housing stock built pre-1978. Additionally, within rural areas, a significant portion of these communities utilize well water. As noted above, concerns surrounding these issues would be mitigated through the grant assessment activities.

1. b.iii. **Cumulative Public Health Impacts:** Table 2 details potential contaminants of concern (COC) at priority brownfields sites both noted above and located throughout the coalition area and their potential health effects.

<b>Table 2 - Potential Contaminants of Concern</b>		
<b>COC</b>	<b>Potential Health Effect</b>	<b>Priority Site(s)</b>
Polychlorinated Biphenyls (PCBs)	Irritation of the stomach and intestines, decreased production of red and white blood cells, skin changes and lung irritation, increased chances of cancer development, infertility and miscarriages.	Baycote Metal Finishing; Site; Berreth Oil Company
Volatile Organic Carbons (VOCs)	Eye, nose, and throat irritation and increased risk of cancer, liver damage, kidney damage, and central nervous system damage.	All Priority Sites
Polycyclic Aromatic Hydrocarbons (PAHs)	Cataracts, kidney and liver damage, jaundice and cancer.	Drewry's Brewery: South Bend Metal Processing; Bristol Corporation Berreth Oil Co.
Asbestos	Lung tissue scarring, lung cancer and mesothelioma.	Drewry's Brewery:
Chlorinated Solvents	Chronic skin problems, and/or damage to the nervous system, kidneys, or liver.	Drewry's Brewery: South Bend Metal Processing; Bristol Corporation
<i>Source: Agency for Toxic Substances and Disease Registry (ATSDR), ToxFAQs</i>		

The priority brownfield sites identified above, as well as a multitude of other brownfield sites, are located in close proximity to residences, schools, and/or parks; thus they are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, airborne particulates inhalation, particulates ingestion, and vapor intrusion pathways. As shown in Table 3, with certain types of cancer, the County faces elevated incidence when compared to State and National levels; with magnified effects in minority populations, which indicate that residents in the County have likely been impacted by both brownfields and remaining industrial operations. The concentration of brownfields in impoverished minority neighborhoods, and the health data indicating a link between race, income and health effects, demonstrates a disproportionate impact from brownfields to minority and low-income residents.. In the County, 16.7% of the population does not have health insurance in 2013. According to the 2009 Census, the uninsured rate is higher among Hispanics (22.2%) and African Americans (22.6%) compared to Whites (11.4%). The infant mortality rate of the County is 9.8 (per 100,000), compared to national average of 5.96; this is magnified for African American infants, at nearly triple the national average. Stroke death rates are more than 50% higher than the national average (counties with similar population composition and demographics) (Community Health Status Indicators, 2014, Indiana State Dept. of Health).

<b>Table 3 - Rate of Cancer Incidence per 100,000 Population per Year</b>			
<b>Cancer Type</b>	<b>St. Joseph County</b>	<b>State of Indiana</b>	<b>National</b>
<b>Lung &amp; Bronchus</b>	71.5	74.2	62.4
<b>Lung (African American)</b>	101.9	78.9	65.4
<b>Ovary</b>	12.5	11.2	11.6
<b>Oral Cavity &amp; Pharynx</b>	5.7	6.3	6.3
<b>Colon &amp; Rectum</b>	41.5	39.4	36.5
<b>Non-Hodgkin's Lymphoma</b>	18.8	16.4	15.9
<i>Source: State Cancer Profiles, Incidence Rate Report for Indiana by County, 2009-2013</i>			

Children, newborns and the elderly are particularly sensitive to the health effects of air pollution since they take in more air than adults for their body weight, and consequently, are exposed to a relatively greater dose of pollutants. As reported by the *Pollution Information Scorecard* ([www.scorecard.org](http://www.scorecard.org)) using data from 2002, St. Joseph County ranked among the dirtiest/worst 10% of all counties in the U.S. in terms of air releases of recognized developmental toxicants. The Indiana State Department of Health has found that asthma prevalence in Indiana is higher among adult females, African American adults with less than a high school education, and adults with an annual household income less than \$15,000 (The Burden of Asthma in Indiana, 2<sup>nd</sup> ed., 2011).

**1. c. Financial Need:** For important context, by 1950, more than half of all employment in St. Joseph County was in the manufacturing sector. Due to economic difficulties, Studebaker Corporation businesses closed its automotive manufacturing plants in South Bend in 1963. Other

manufacturers followed suit with plant closures. A general decline in manufacturing soon followed as the nation's industrial sector was restructured. By the year 2000, manufacturing was only 16% of the local economy. Due to the severe loss of jobs, the city's population decreased by nearly 30,000 during that period (Indiana Business Review "A South Bend/Mishawaka - Elkhart/Goshen). Due to the loss of manufacturing and associated population, the County's economic base has crumbled, triggering a loss of employment opportunities, loss of tax revenue and loss of money available for investment in the communities, with only a slight uptick in process.

1. c.i Economic Conditions: The Coalition requires funding to assess brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of these sites will provide impoverished residents with much needed employment opportunities and increase the Coalition's property and income tax bases. The Coalition's primary financial concern is the lack of quality employment opportunities. Table 4 details major closings and downsizings within the Coalition area since 2013:

<b>Table 4 - Major Plant Closing and Company Downsizing</b>			
<b>Company</b>	<b>City</b>	<b>Affected Workers</b>	<b>Date</b>
Beacon Health System	St. Joseph County	70	Nov-16
General Stamping & Metalworks	South Bend	55	Jun-16
Manufacturing Technologies Inc.	South Bend	24	Oct-16
Tejas Tubular	New Carlisle	25	Dec-15
Pure Metal Recycling	South Bend	13	Dec-15
Forward Air Inc.	St. Joseph County	214	Mar-15
AM General Military Assembly Plant	St. Joseph County	387	Apr-13
US Cellular Corporation	Mishawaka and South Bend	8	Mar-13

According to demographic data from STATS America, over the last five years 2010 to 2014, even though the median income has raised by 13.3%, the poverty rate for St. Joseph County has increased by 52.2% and the poverty rate for children under the age of 18 has risen by 63.6% (U.S. Census Bureau, Small Area Income and Poverty Estimates) particularly hard.

The second component of the Coalition's financial need is the decrease in available revenue the Coalition members have to operate and provide redevelopment support. Indiana recently revised its property tax codes to provide property tax cuts. Over the last three years total taxes collected in South Bend have fallen 26.7% and delinquent taxes were 19% in 2009. The tax rates for Mishawaka have fallen 332% during the period of 2001 to 2009. Based on the expected assessment scopes, the assessment/cleanup planning costs associated with the priority brownfields are estimated to be at least \$500,000. Without an Assessment Grant, the Coalition will not be able to support the assessment of high-priority sites identified above or the hundreds of other county brownfields plaguing our communities as missed opportunities.

1. c.ii Economic Effects of Brownfields: Brownfield redevelopment is imperative for the Coalition's economic revitalization and growth in the future. Redevelopment of the Coalition's priority brownfields through Assessment Grant funds will result in benefits for residents in impoverished communities, creation of job opportunities, and improvement in the tax base, all of which benefit the Coalition as a whole. Coalition residents are concerned about having adequate incentives and amenities to attract redevelopment and new high-paying jobs to counter the devastating job losses. Redevelopment supported by grant funds will attract new businesses to provide desperately needed jobs to the Coalition's disenfranchised work force and return idle properties to productive, tax-generating uses, which will increase property values, and in turn raise tax revenues to the Coalition. Brownfield redevelopment also boosts preservation of historic structures, and reduces development pressure on farmland, open space, and urban green space.

## **2 PROJECT DESCRIPTION, TIMING AND IMPLEMENTATION:**

2. a.i Project Description and Alignment with Revitalization Plans: Funding will be used to complete Phase I and II ESAs and SI and RWP, if appropriate, for the six priority sites which will help facilitate anticipated redevelopment plans at the sites as described in Table 5:

Table 5 - Priority Sites	
Site - Historical Use	Remediation and Redevelopment Plans
Drewry's Brewery	Recognized Environmental Conditions will be abated, tanks will be removed, and soil and groundwater impacts will be remediated if needed.
South Bend Metal Processing	Hazardous materials will be abated and soil and groundwater impacts will be remediated. Redevelopment plans include residential use as well as community gardens & green space.
Bristol Corp. Electronics Division	Hazardous materials will be abated and soil and groundwater impacts will be remediated. The site will be redeveloped for low intensity commercial use.
Baycote Metal Finishing Site	Site demolition of at least portions of the site, and commercial redevelopment to match commercial area.
Berreth Oil Company	Hazardous materials will be abated and impacted soil will be remediated. The site will be redeveloped with single family homes.

The Coalition was formed to create a County-wide collaborative network that will leverage South Bend and Mishawaka's brownfield experience to incentivize brownfield redevelopment in struggling neighborhoods and provide support/mentorship for redevelopment in smaller rural communities leading to a stronger, healthier, and more self-sufficient County. The Coalition has developed a *County-wide Brownfields Redevelopment Strategy* to help the County recover from the systemic economic downward spiral. The brownfields program approach is directed by the goals of the *Comprehensive Plan for South Bend and St. Joseph County, Indiana* as well as the *Mishawaka Comprehensive Plan*; *South Bend City Plan* (2006); *West Side Main Street Plan* (Western Ave. & Lincoln Way West Corridors) (Adopted 2014); *Lincoln Park Neighborhood Revitalization Plan* (2012); *West Washington-Chapin Development Area Plan* (amended 2011); *South Side Development Area Plan* (2002); *Northeast Neighborhood Development Area Plan* (2003); *Mishawaka 2000 Comprehensive Plan* (2000); and *Capital Avenue Land Use Plan* (Mishawaka, 2003). The cumulative goals of these plans reflect concerns identified by residents during multiple outreach sessions including: agricultural preservation, economic development, strengthening neighborhoods, environmental conservation, and providing adequate infrastructure.

2.a.ii Timing and Implementation South Bend, Mishawaka, St. Joseph County and a qualified environmental consultant (the Project Team) will jointly guide this brownfield coalition effort. South Bend will act as lead organization on the project. The City of Mishawaka and St. Joseph County will act as supporting members of the Coalition providing key insights on how to best utilize grant funds and leveraging additional funding sources. South Bend will be responsible for the day-to-day grant operations including: updating and maintaining the public brownfields online GIS inventory launched in 2016; distributing information about the project to the communities; facilitating community engagement and feedback; and tracking project progress. South Bend will be responsible for procuring all contractual services and will initiate procurement based on City of South Bend purchasing requirements upon notice of award so that when a cooperative agreement is issued the coalition is "ready to go". If awarded the Assessment Grant, the Coalition will prepare a Work Plan crafted with community stakeholder input. Receipt of an executed Cooperative Agreement and Notification of Work Plan approval by the EPA Project Officer will start project and the team will immediately focus site prioritization. The GIS inventory will be used for the prioritization of sites, tracking grant and redevelopment progress, and marketing brownfields sites available for revitalization, and guiding other city departments to address community concerns that further contribute to blight and disinvestment in association with the brownfields.

Redevelopment areas will be examined for brownfield barriers through Phase I ESA Area Surveys which will assist in identifying sites of concern in redevelopment target areas. This area-wide approach of examining data sets has been recognized by Region 5 as a best practice. It typically includes review that is more efficient than an ad hoc, site by site process. Historic data gathered for an entire area (including Sanborn Maps, City Directories, property records, USPS vacancy data, etc.) will provide the Coalition insight into brownfield conditions that could thwart future redevelopment efforts. Armed with this advance knowledge of potential concerns, the Coalition can invite property owners and stakeholders to learn about brownfield sites, and offer a means to investigate the sites with a Phase I ESA, and if appropriate, a Phase II ESA.

Timing and Implementation of key activities and completion dates (following execution of cooperative agreement) are as follows:



1. Community Outreach, Conferences, Performance & Financial Reporting / 90 days
2. QAPP preparation / 90 days
3. Data Gathering, Consolidation & Review, Site Prioritization, Access Agreements/180 days
4. Area wide Planning /1 year
5. Phase I Assessments & Asbestos Surveys / 2 years
6. Phase II Assessments, Further Site Investigations & Remediation Planning / 3 years

2. a.iii Site Selection: Because there are so many brownfields in St. Joseph County, the Coalition simply cannot address them all at once. The Coalition has identified five priority sites in disadvantaged areas of the County that will be addressed with funding from this grant. Additional sites will be selected based on area wide surveys results, planned revitalization efforts among Coalition members and public input that identifies sites impacting health and welfare.

## **2. b. Task Descriptions and Budget Table**

2. b.i Task Descriptions Task 1 - Community Outreach, Conferences, Performance and Financial Reporting: Forty-Nine thousand dollars (\$49,000 | 8% of the budget) from the grant budget will be directed to Public Engagement, and related efforts. The Coalition will implement a thorough community outreach and public engagement effort including quarterly Project Team meetings where public attendance will be welcomed, strong partnerships have been forged with neighborhood based organizations such as the Near Northwest Neighborhood and South Bend Heritage Foundation who are able to help with meeting sites and outreach. At times, these public meetings may take the form of small group public engagement opportunities focused on specific target brownfield areas. Community outreach is often more helpful to residents when the target audience is selected from near a focus area or site of concern. In keeping with best practices and innovation, the Coalition will create a *Public Engagement Portal* in order to keep the county-wide residents and stakeholders apprised of public meetings, Project Team goals, benchmarks, progress & priorities. All relevant documents shall be uploaded to the web and hard copies will be available at the City of South Bend and Mishawaka and St. Joseph County offices. EPA-submitted documents including, eligibility reviews, Quarterly Reports, Cooperative Agreements, etc. shall also be available online on the Public Engagement Portal. This effort aims to abide by the Executive Order on Open Data, and OMB Open Government Directive M-10-06, 12.08.2009. Outputs for Task1 include Creation of a web-based Public Engagement Portal, and attendance for Coalition member staff at public meetings as well as the national Brownfields Conferences, state & regional brownfield, and/or reclaiming vacant property training opportunities. A brief document identifying Project Goals & Benchmarks will be created after initial public engagement and Project Team interaction.

Task 2 - Data Gathering, Consolidation & Review, Site Prioritization, Access Agreements: Forty Four thousand dollars (\$44,000 | 7% of the budget) from the project will be utilized for this task. The Coalition anticipates that approximately \$44,000 of U.S. EPA funds will be used to contract with a qualified environmental consulting firm to expand current inventory maintained through an online GIS based website. At a minimum, the inventory process will include: (a) Scanning, indexing, and linking to environmental reports (b) management of the online brownfield inventory. Outputs for Task 2 include summaries of site prioritization activities, mapping of priority areas, creating Priority Site Lists, and Priority Area Lists derived from collaborative review of the data with the Project Team, stakeholders, and the selected consultants.

Task 3 – Phase I Assessments & Asbestos Surveys: Ninety-Three thousand dollars (\$93,000 | 16% of the project) will go towards Phase I ESAs, Phase I ESA Surveys and Asbestos Surveys. The project will integrate best practices for cost efficient means to investigate entire areas where several brownfield sites of concern are concentrated. A Phase I ESA Area Survey process will be implemented in two separate areas of the Coalition community. Each Phase I ESA Survey (\$20,000) will first review many existing data sets to identify and map brownfield sites and suspect sites. Sanborn maps, city directories, property records, etc. will be reviewed for the target areas. The Phase I ESA Survey activities will lead to independent Phase I ESAs after priority sites are determined in concert with the Project Team and stakeholders. A minimum of ten (10) Phase I ESAs will be completed after broad area-wide data is compiled with the two Phase I ESA Area Surveys. The average cost for a Phase I ESA will be \$2,600 to \$3,800 depending on the size of the property and the nature of past use. Priority sites that are prepared for redevelopment may require asbestos Surveys. As such, these reports will cost approximately \$3,500 each, with a contingency for the size of site, and the # of suspect asbestos containing materials samples required to be taken.

Outputs will include: Two Phase I ESA Area Surveys, Ten Phase I ESAs, and Asbestos Surveys depending upon prioritization and need.

***Task 4 – QAPP preparation, Phase II Assessments, Further Site Investigations & Remediation***

***Planning:*** Three Hundred Forty Five thousand dollars (\$345,000 | 57% of the budget) will be used for preparing a site for subsurface investigation, conducting the investigation, and preparing the site for remediation (if warranted). Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards and practices). The Coalition will focus assessment funds on determining the nature and extent of the contamination at the historically known priority sites. The Coalition also anticipates supporting due diligence associated with sites where developer and/or business interest occurs during the project. The Coalition will also conduct cleanup/redevelopment planning as required by the Indiana Brownfield Program (IBP), Voluntary Remediation Program (VRP), or Underground Storage Tank (UST) program for brownfields where redevelopment is imminent. This may include preparation of Remediation Work Plans (RWPs), assessment of brownfields cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. The Coalition anticipates that \$330,000 of EPA funds will be used to contract with a qualified environmental consulting firm (\$172,500 Hazardous and \$172,500 Petroleum) and will be utilized to complete one Quality Assurance Project Plan (QAPP) and two annual updates, 10 Sampling and Analysis Plans (SAPs), 11 Phase II ESAs, 6 SIs, and 9 RWPs which will serve as outputs for Task 4. A contractor will be utilized for the ESAs and RWPs which have an estimated average cost of \$1,000 per SAP (\$10,000 total); \$17,000 per Phase II ESA (\$170,000 total); \$19,500 per SI (\$117,000 total), \$4,800 per RWP (\$43,200 total) and \$4,800 (\$2,400 Hazardous and \$2,400 Petroleum) for preparation and update of the QAPP.

***Task 5 - Area-Wide Brownfield Planning:*** Sixty-Nine thousand dollars (\$69,000 | 11% of the budget) will be used to contract with a qualified consulting firm to create an area-wide Brownfield Redevelopment Plan specific the Brownfield Focus Areas identified by the Project Team and stakeholders. The Area-Wide Planning component will work to incorporate existing revitalization planning efforts, and results of Phase I ESA Area Survey(s) to provide an environmental perspective on what barriers to redevelopment may exist. Market research will be included in this task to identify prospective sectors that are likely to drive redevelopment. An asset based approach to incorporating comprehensive community development strategies will be incorporated into the brownfield planning effort. Vacant & abandoned property inventory data, existing transportation network information, community connectivity enhancements, asset identification, and data related to multiple indicators of blight and disinvestment will be combined with the brownfield perspective to guide an accurate plan. Any plan developed will be oriented towards implementation and include scoping documents to identify costs and funds available to implement recommendations. The Brownfield Redevelopment Plan will serve as the final output for Task 5.

***2. b.ii Budget Table presented in Table 6:***

<b>Table 6 - Task and Budget Breakdown</b>							
<b>LINE #</b>	<b>BUDGET CATEGORIES (PROGRAM COSTS ONLY)</b>	<b>TASK 1 PUBLIC ENGAGEMENT &amp; CONFERENCES</b>	<b>TASK 2 BROWNFIELD INVENTORY &amp; SITE PRIORITIZATION</b>	<b>TASK 3 PHASE I ESAS &amp; SURVEYS</b>	<b>TASK 4 PHASE II ESAS SI &amp; QAPPS &amp; RWP</b>	<b>TASK 5 BROWNFIELD AREA-WIDE PLANNING</b>	<b>Total</b>
<b>EPA COALITION ASSESSMENT GRANT FUNDED PROGRAM COSTS</b>							
<b>Hazardous Substances Funds</b>							
1	Personnel						
2	Fringe Benefits						
3	Contractual	\$13,250	\$47,000	\$38,750	\$165,000	\$27,000	<b>\$291,000</b>
4	Equipment						
5	Supplies		\$5,000				<b>\$5,000</b>
6	Travel	\$4,000					<b>\$4,000</b>

7	Other						
8	<b>Totals</b>	\$17,250	\$52,000	\$38,750	\$165,000	\$27,000	<b>\$300,000</b>
<b>Petroleum Funds</b>							
1	Personnel						
2	Fringe Benefits						
3	Contractual	\$13,250	\$47,000	\$38,750	\$165,000	\$27,000	<b>\$291,000</b>
4	Equipment						
5	Supplies		\$5,000				<b>\$5,000</b>
6	Travel	\$4,000					<b>\$4,000</b>
7	Other						
8	<b>Totals</b>	\$17,250	\$52,000	\$38,750	\$165,000	\$27,000	<b>\$300,000</b>

2. *c Ability to Leverage:* Assessment Grants can be a vital mechanism for catalyzing brownfields redevelopment projects because they cover the costs of site assessment needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. Table 7 describes the resources available to the applicant:

<b>Table 7 – Available State and Federal Resources</b>	
<b>Funding Source</b>	<b>Funding Description</b>
Office of Community and Rural Affairs	Indiana Main Street and Demolition Grants
EPA Clean Water State Revolving Fund and Indiana Brownfields Program (IBP) Revolving Loan Fund	Loans for cleanup/remediation activities
Excess Liability Trust Fund (ELTF)	Reimbursement of monies spent to clean up petroleum releases from underground storage tanks
State of Indiana Economic Development for a Growing Economy, Headquarters Relocation Tax Credit, Hoosier Business Investment Tax Credit, and Industrial Recovery Tax Credit	Tax credits and abatements for redevelopments
Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants	Additional assessment grant (up to \$1 million per grant), cleanup grants (\$200,000 per grantee-owned site), and RLF (up to \$1 million)

Table 8 identifies local resources the Coalition can access to support assessment and subsequent cleanup and redevelopment activities. The City of South Bend, the City of Mishawaka, and St. Joseph County jointly prepare their HUD Five (5) year plan together, and have done so for over twenty (20) years, their Community Development Block Grant allotment can therefore be utilized strategically, and in concert, as is their established practice.

<b>Table 8– Local Resources to Support Assessment, Cleanup and Redevelopment Activities</b>			
<b>Source</b>	<b>Resources Leveraged/Role of Resources</b>	<b>Estimated Value</b>	<b>Likelihood</b>
<b>Assessment Leveraging</b>			
Coalition Members	1) Meeting rooms, educational materials, and staff needed for press releases, meetings/hearings, Website updates, and maintenance of Facebook/LinkedIn to support community outreach. 2) Staff to document site selection process and oversee grant financial transactions to support programmatic activities. 3) Site access support (clearing of brush and debris, building access, etc.) to support Phase I and II ESA activities.	<b>\$25,000</b> for outreach/site selection(500 hrs at \$50/hr) <b>\$10,000</b> for site access (equipment/staff costs of \$1,000 per day, total of ten days for grant project)	100% Coalition will require its members to provide in-kind resources
Coalition Members	Assist with Site preparation through demolition and cleanup funds	<b>\$150,000</b> (\$50,000 from each Coalition Member)	100% Coalition members to share costs
University of Notre Dame and IUSB*	Students and staff to conduct ground surveys Coalition to identify and prioritize developable sites	\$45,000 900 labor-hours (35 students, 20-30 hours each at \$50/hr	90%-100% participation dependent on students providing in- kind resources

<b>Cleanup and Redevelopment Leveraging</b>			
Tax Increment Financing (TIF) districts	Property tax revenue generated from redevelopment projects will be used for site acquisition, public infrastructure improvements, and site improvements	Depends on value of redevelopment	100% if redevelopment occurs in TIF district and the project is approved
South Bend Brownfield Revolving Loan Fund	Low interest loans for site acquisition, plant construction, and equipment purchase/lease of properties in South Bend	Up to \$500,000 per loan	100% if eligible; however all RLF funding is loaned out
Tax abatement	Property tax abatement on new equipment and real property improvement for periods up to 10 years, per state statutes.	Depends on value of redevelopment	100% if eligible

### **3. COMMUNITY ENGAGEMENT & PARTNERSHIPS**

**3a. Engaging the Community:** The Coalition believes it is important to provide its citizens and community organizations ample opportunities to become informed and provide input into all phases of the Project. Following notice of an Assessment Grant award, the Coalition will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspaper (South Bend Tribune) and by posting a notice on the Coalition members' and the Chamber's websites. The Coalition will place advertisements on the local area radio stations (WSND 88.9 FM, WNDV 92.9 FM, and WDND 1620 AM) to reach widely including the less literate members of the community and those without internet service, and send written or electronic notices to local business leaders (bankers, real estate brokers, developers).

The Coalition will create a web based *Public Engagement Portal* specifically for this project, and provide to the public on this portal all meeting agenda, minutes, environmental reports, EPA Quarterly reporting, site inventory information, and more. Hard copies of all relevant documents will also be available for public review at the City of South Bend and Mishawaka and St. Joseph County offices. The Coalition will establish a Facebook page and LinkedIn group for the grant, allowing the community to interact with the Coalition during the entire project. The Coalition will include instructions on how to reach these internet forums in the initial press release. Approximately 7.3% of the County's population is Hispanic, (U.S. Census, 2010); therefore, the Coalition will also place advertisements on the bilingual radio station serving the area (WSBL 93.5 FM) and make written materials available in Spanish. Hard copies of the draft Work Plan will be located at the Coalition members' offices and local public libraries to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to the Coalition members, electronically (Facebook/LinkedIn), or in writing via email or letters. The comments will be discussed during a public meeting hosted by the Coalition and/or any other opportunities to integrate with existing event taking place that target citizens within our target geographies. The draft Work Plan will be modified in response to relevant comments.

Following Work Plan approval, the Coalition will schedule two public kick-off meeting to acquaint the community with the project. The meetings will be held in South Bend and also in Mishawaka. One of the kick-off meetings will be recorded digitally and uploaded to the web based *Public Engagement Portal* for citizens who cannot attend the meetings, and additional meetings will be scheduled if needed. The Coalition will ask the public to identify sites they consider to be brownfields and sites that they feel are impacting health and welfare. Later in the grant funded effort the public will receive mobile applications that they can use to report brownfields, as well as a large palette of community concerns. The sites and community conditions that are crowd sourced by the public will be viewable in the enterprise GIS system by Coalition members, as well as on the *Public Engagement Portal* in a web based viewer.

Sites will be selected for assessment based on community concern, developer/business interest, and the Coalition's plan to evaluate priority sites. As sites are selected, the Coalition will present the reasoning for the selection at a public meeting and solicit public feedback through the stakeholder engagement process. This process will make use of the brownfield inventory efforts completed at the start of the project. By collaboratively reviewing maps of redevelopment areas,



corridors and identified sites of concern, the Project Team, along with community stakeholders can determine target areas, and adjustments both in study areas, as well as targeted sites of concern. The Coalition will use community comments, viability of the project, and compatibility with the Comprehensive Plans as metrics to determine if grant funds will be used at the proposed site. Project updates will be provided quarterly to the St. Joseph Area Plan Commission. Coalition Project Team representatives will attend city and/or community organization meetings to discuss the project and/or specific site assessments. In South Bend's Westside, where there a predominant Hispanic/Latino community a translator from La Casa de Amistad will be used to assist their participation in the public process. Outreach to the Pokagon Band of the Potawatomi Tribe is anticipated related to their 164 acre development planned near suspected brownfields.

After an assessment is completed, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, and explaining health and environmental impacts. Reports on assessment activities will be posted on the Coalition members' websites, on the project's *Public Engagement Portal*, Facebook, and LinkedIn. If health threats are identified, partners at the ATSDR will be contacted for input, and written notices will be sent to impacted citizens, and the St. Joseph County Health Department (SJCHD) will be contacted. When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. Near the project's completion, the Coalition will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the Coalition members' websites, the *Public Engagement Portal*, Facebook, and LinkedIn. Hard copies of all relevant documents will also be available for public review at the City of South Bend and Mishawaka and St. Joseph County offices.

### **3. b. Partnerships with Government Agencies**

3. b.i: State, Local, Tribal Agency Partnerships: In an effort to provide a larger view of brownfield sites than just from an economic development or redevelopment viewpoint, the Coalition has created collaborative partnerships with the St. Joseph County Health Department (SJCHD) to provide input in site selection and site review. The SJCHD is actively involved in education/notification, testing, and monitoring related to septic system concerns, clandestine methamphetamine laboratories, lead poisoning, and groundwater protection. The Coalition will also work with state environmental/health agencies to ensure the project's success. The Coalition will also maintain working relationship with the Indiana Finance Authority to identify opportunities to marry their assessment efforts with potential site cleanup funding bringing certain sites closer to their redevelopment potential.

The local private Beacon Health has indicated it will share its health assessment data and outcomes with the Coalition and invite its Community Health Enhancement staff to engage in the project. The Coalition will continue to reach out to the local Pokagon Band of the Potawatomi Tribe as they plan a 164 acre redevelopment at a site in South Bend that is in the vicinity of known brownfields. Even if brownfield conditions are not a concern in this development, the Tribe's involvement and input in the Coalition's project will be valued.

3. b.ii Other Relevant Governmental Partnerships The Coalition will continue to build on its strong partnership with EPA and the IDEM to ensure future assessment, cleanup, and redevelopment of brownfields is conducted in compliance with the rules and guidance promulgated by the IDEM Voluntary Remediation Program (VRP) and/or IDEM Underground Storage Tank (UST) program, as applicable. Partnering with IDEM VRP, UST, and/or Indiana Brownfields Program (IBP) staff will be important for technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. When petroleum-impacted sites are identified for potential assessment, the IDEM will be involved in the site eligibility determination. The IDEM will review and approve Remediation Work Plans and Remediation Completion Reports for sites where response actions are completed.

### **3. c. Partnerships with Community Organizations:**

South Bend, Mishawaka and St. Joseph County will work together in their already established lines of communication that have served them well since they began collaborative work on HUD's Consolidated Plan for CDBG funds in 1993. The Coalition has reached out to many community organizations for both partnership, and assistance on specific tasks in the project, as well as

support. The Coalition has identified the following organizations, as described in Table 9, who will be project partners (letters are included in Attachment 4).

<b>Table 9 – Project Partners</b>		
<b>Organization</b>	<b>Description</b>	<b>Role</b>
Beacon Health System	Private Hospital	Assist with Sharing community health data
Bike Michiana Coalition	Bicycle advocacy group	Brownfield awareness and advocacy through brownfield bicycle tour
Concept Creations Development	Acquires underutilized land and incorporates new value into those parcels with sustainable development concepts	Provide due diligence advice, and site prioritization recommendations from private market perspective
Connors and Flaherty	Acquires underutilized land and incorporates new value into those parcels with sustainable development concepts	Provide due diligence advice, and site prioritization recommendations from private market perspective
Friends of the St. Joseph River	Outreach and education resource for the St. Joseph River Watershed	Assist with Identification of Sites impacting the St. Joseph River
Indiana University South Bend	Academic University	Student partnerships in data collection
La Casa De Amistad	Hispanic/Latino youth and community center	Public meeting and other notifications and offer translation services at outreach meetings
Michiana Watershed, Inc.	Preservation of natural resources associated with St. Joseph River Basin	Assist with Identification of Sites impacting the St. Joseph River
Mishawaka Business Association	Business growth in Mishawaka	The MBA will support marketing brownfields properties
Near Northwest Neighborhood, Inc.	Community Development Corporation that works to improve South Bend most diverse neighborhoods for more than 40 years	Provide guidance by identifying brownfields; facilitating discussion with neighbors; and assisting with outreach and education
St. Joseph County Chamber of Commerce	Represent and promote business while encouraging business/industrial development in the community	Assist in identifying additional brownfields. Support redevelopment planning help market assessed brownfields, and inform businesses and potential developers the availability of grants
South Bend Heritage Foundation	Community Development Corporation that serves area containing many brownfield sites	Provide guidance by identifying brownfields; facilitating discussion with neighbors; and assisting with outreach and education
Town of Lakeville	Town Government	Provide outreach and site prioritization within their jurisdiction
Town of Walkerton	Town Government	Provide outreach and site prioritization within their jurisdiction
University of Notre Dame	Academic University	Student partnerships in data collection

#### **4. PROJECT BENEFITS:**

The Coalition Member's Comprehensive Plans identify community growth that enhances the quality of life and creates economic vitality while preserving environmental integrity as a key objective for the future. With an Assessment Grant, the Coalition will be able to incentivize the redevelopment of brownfields and provide substantial health and welfare, economic, and environmental benefits to the Coalition communities.

4.a. Welfare, Environmental, and Public Health Benefits: Redevelopment of brownfields will improve residents' health and welfare by removing sources of contamination and limiting inhalation, ingestion, and dermal exposures, which coincides with the Coalition's Comprehensive Plans' goals of agricultural preservation, economic development, strengthening neighborhoods, environmental conservation, and providing adequate infrastructure. Redevelopment of these brownfields via equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. Because this work will

be completed on existing industrial sites, residents will reap the benefits without being displaced from their homes or neighborhoods. These redevelopment outcomes coincide with the guiding Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. In addition, encouraging the reuse of brownfields versus the development of greenfield protects the coalition's prime agricultural lands and other natural resources. The redevelopment of priority brownfields will directly affect the environment by limiting uncontrolled nonpoint pollution sources and illicit discharges and improve water and sediment quality in the St. Joseph River and Juday Creek. This will result in reduction in contaminants in the river and creek, improving aquatic life and allowing for fishing and additional recreational opportunities. The redevelopment of priority brownfields will limit the potential for impact to the all-important St. Joseph sole-source aquifer system. The City of South Bend is a signatory to the *US Conference of Mayors Climate Protection Agreement*; under this agreement, cities are committed to striving to meet or beat the Kyoto Protocol goals. Through this agreement signatories recognize that climate change impacts affect municipalities and their residents as they can threaten public health and safety, damage infrastructure and personal property, degrade water quality, compromise coastlines and other natural habitats, disrupt municipal operations, and impede industry, business, shipping, recreational activities, and tourism. The resolution also recognizes that it is critical that cities continue to help mitigate the causes that lead to changes in climate, like reducing greenhouse gas emissions, and that cities must also focus on building resiliency to this change as it is already underway. By building communities which are in concurrence with EPA's livability principals the coalition is reducing greenhouse gases by diminishing the need for personal transportation and providing its residents with the ability to live, work, shop and recreate all in the same neighborhood. The coalition is committed to revitalizing areas which are serviced by public transportation and that have existing infrastructure which reduces the need for personal transportation, minimizing need for long distance infrastructure.

Sustainable development principles including focusing development on existing urban and developed areas, matching land uses to available infrastructure, and protecting natural resources and greenspace are woven into the Coalition members' Comprehensive Plans. Because most brownfields in the County are abandoned/underutilized manufacturing buildings located in areas served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. By incentivizing brownfields redevelopment, the Coalition will direct development into areas with existing infrastructure, limiting costly expenditures on utility extensions, reducing the use of construction materials (steel and concrete pipe, fiber optic lines, etc.), and reducing air emissions (greenhouse gases, particulate matter) from construction. Coalition members will be involved in the redevelopments and will continue to encourage/require the use of green site investigation (e.g., in-situ data loggers, direct-push drilling) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during brownfields site cleanup and redevelopment. The Coalition will encourage incorporating innovative storm water management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches, such as demolition and construction materials recycling, and use of low-VOC building materials into brownfields redevelopments. When existing buildings must be removed, the Coalition will encourage deconstruction, rather than traditional demolition of buildings. For buildings being rehabilitated through remediation, the Coalition will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in a reduction in electricity and natural gas usage and reduced operating costs, and project is rooted in approaching a more encourage all new developments to pursue Leadership in Energy and Environmental Design (LEED) certification. In 2016, Coalition Lead Member South Bend focused efforts to convert one way streets back to two-way in the downtown center. This street conversion is an example of a policy shift to more livable and walkable streets, and may culminate in implementing a complete streets ordinance. These sustainable development approaches will help the Coalition reuse existing resources, reduce fossil fuel use and emissions, and minimize energy use and waste generation during brownfields redevelopment. South Bend's Hannover Property has utilized wind power in remediation.

**4. c. Economic and Community Benefits:** Coalition residents are concerned about having adequate incentives and amenities to attract redevelopment and new high-paying jobs to counter the devastating job losses. Redevelopment supported by Assessment Grant funds will attract new businesses to provide desperately needed jobs to the Coalition's disenfranchised work force and return idle properties to productive, tax generating uses, which will increase property values and revenues to the Coalition.

Assessment Grant funds will help new businesses offset the higher costs of environmental due diligence, site cleanup and redevelopment planning, and exposure controls to add incentives to converting the Coalition's brownfields to productive, revenue-generating uses. Increased tax revenues will allow the Coalition to improve critical services, increase economic development activities, provide additional resources to address more brownfields, and reap the attendant benefits of brownfields redevelopment. The Coalition believes the increased safe and affordable housing, retail, recreational, and educational options spurred by brownfields redevelopment will improve living conditions and attract additional development, maintaining the vibrancy of its commercial districts and prevent generating new brownfields. Revitalizing the priority sites as well as other brownfields will improve the tax base and diversify the work force, rendering it less vulnerable to economic swings. These outcomes coincide with the guiding Livability Principles of valuing and supporting the community's neighborhoods and increasing economic competitiveness.

There are no EPA Environmental Workforce Development and Job Training programs currently operating in the County. The Coalition plans to use local Northern Indiana Region 2 Workforce Board (WorkOne Office in South Bend) to connect with the available workforce and promote local hiring for brownfields assessment and redevelopment activities. The Coalition will use its connection with Indiana University South Bend and Notre Dame to link residents to education and training necessary to learn the skills needed to secure employment in the environmental field, and provide students with work experience and spur their interest in the community and in a career in brownfields redevelopment. The Coalition will encourage their environmental consultant to provide interested students with background in the environmental consulting field, and provide them in direct contact with an environmental employer.

## **5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**5.a. Audit Findings:** Neither the City of South Bend nor the Coalition members have received adverse audit findings from an OMB Circular A-133 audit or an audit conducted by a federal, state, tribal, or local government inspector or similar organization.

**5.b. Programmatic Capacity:** The Coalition members have a long established tradition of collaboration in properly distributing federal funds, and stand ready to implement an EPA Coalition Assessment Grant. Since 1993 the Coalition members have together created the HUD Consolidated Plan for St. Joseph County. As such, they have an established record of working together to plan and distribute highly regulated federal funds. The Coalition will seek approval to begin community outreach activities prior to Cooperative Agreement (CA) execution. The Coalition will immediately designate representatives from each member to form a "Project Team." The Project Team will be comprised of representatives from the Cities of South Bend and Mishawaka, and St. Joseph County, as well selected environmental consultants as soon as the Coalition Members complete the consultant selection process. South Bend's prior experience managing EPA assessment and RLF grants will be utilized as a model to facilitate the coalition grant. The experience and qualifications of each of the key coalition members are discussed below. As lead agent, South Bend will address changes to Coalition membership as needed.

The City of South Bend, as Lead Coalition Member, will designate the Department of Community Investment to serve as the lead agency. The Coalition will maintain the grant management team in place during the entire grant project. Mr. Chris Dressel will act as Project Director, and lead the Project Team for the City of South Bend. Mr. Dressel is a seasoned Planner who is currently managing South Bend's current EPA Brownfield Coalition Assessment Grant.

Mr. Ken Prince will act as Coalition Team Lead for the Member City of Mishawaka. Mr. Prince is the City of Mishawaka's Planning and Economic Development Director. He manages the Department of Community Development provides economic development expertise and information to advise and guide in development, redevelopment, and the construction process of both large and small businesses. The Department also promotes economic stability and growth through sound planning and development programs that include Tax Incremental Financing, development programs in the downtown area, and tax abatements.

Mr. Bill Schalliol will serve as Coalition Team Lead for the Member St. Joseph County. Mr. Schalliol is the Executive Director of Economic Development for St. Joseph County and he provides economic development expertise and information to advise and guide economic



development, redevelopment, and community development projects for the entire area covered by this grant proposal including Coalition member communities of South Bend and Mishawaka, as well as the unincorporated areas of St. Joseph County and the Towns of Indian Hills, Lakeville, New Carlisle, North Liberty, Osceola, Roseland and Walkerton, Indiana.

**5. c. Measuring Environmental Results:** Anticipated Outputs/Outcomes To evaluate the project's progress, the Coalition will first collaboratively determine project goals and benchmarks, as described in Table 10. At each Project Team meeting, the group will collectively analyze progress achieving Project Goals and if all benchmarks have been met. Goals will be determined met only when accompanying outputs and outcomes have been assessed and reported. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup & Redevelopment Exchange System (ACRES). The ACRES profiles will be updated following completion of Phase I / II ESAs, remediation, and/or redevelopment activities.

<b>Table 10 – Project Goals and Benchmarks</b>			
<b>Outputs</b>		<b>Outcomes</b>	
Number of Community Meetings Held	Number of RWP's Completed	Acres of land assessed	Jobs created/retained and tax revenue generated
Number of Brownfields Identified	Number of sites where cleanup planning was conducted.	Acres of property remediated	Other leveraged funding
Number of Phase I and II ESA's completed	Public Engagement Portal created and number of visits, documents downloaded	Acres of property redeveloped	Redevelopment Investment value
Number of Phase I ESA Area Surveys conducted		Acres of parks and green space preserved and/or created	Focus area investment tracked & A/V increase

The Coalition will evaluate the project progress quarterly to determine if the funds are being expended as anticipated and if the completed assessments are catalyzing remediation and/or redevelopment investment and creating jobs. Results of this self-assessment will be shared with the EPA Project Officer through quarterly reports. The Coalition will adjust their approach to selecting sites for funds if it appears that the project is not generating the expected outcomes. The Coalition will retain highly competent qualified environmental professionals as environmental consultants to assist in managing and tracking the activities funded by the Assessment Grants and to conduct the environmental assessments. The environmental consultants will be retained using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The selected consultants will include those with both proven experience in area wide brownfield strategic planning, public engagement, and site investigation. The chosen consultants will be experienced in all aspects of EPA Assessment Grant management and will have demonstrated extensive experience with, understanding of, and familiarity with the Indiana Finance Authority's Brownfields Program as well as the Indiana Voluntary Remediation Program (VRP). Any selected consultant will have previous experience with EPA Assessment Grants projects, and will have successfully managed at least three brownfields redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged.

#### **5. d. Past Performance and Accomplishments:**

**5. d.i. Accomplishments:** The City of South Bend, Lead Member and applicant for the Coalition, has received and successfully managed numerous EPA grants; all funds under previously awarded grants have been expended. South Bend is currently managing an EPA Brownfield Coalition Assessment Grant that commenced in October 2014 and is expected to expire in September 2017.

<b>Table 11 - EPA Grants Received and Managed by South Bend</b>			
<b>Grant Type</b>	<b>Cooperative Agreement No.</b>	<b>Funding Amount</b>	<b>Comments</b>
RLF Cleanup	BF 965597-01-0	\$250,000	Leveraged \$400,000.
RLF Assessment	BF 965645-01-0	\$200,000	Leveraged \$40,000 and completed 6 Phase II, 4 Phase I, and 2 Asbestos assessments.

Cleanup	BF 965293-01-0	\$200,000	Used for groundwater remediation at the Studebaker Stamping Plant source area and the former Oliver Plow property.
Cleanup	BF 965293-01-0	\$200,000	Used for groundwater remediation at the Studebaker Stamping Plant source area and the former Oliver Plow property.
Coalition Assessment CURRENT	BF 965546-01-0	\$600,000	Shared with Mishawaka and St. Joseph County. Leveraged \$30,000 and established GIS based, online public brownfield inventory <i>Grant expires 9/17</i>
<b>Non-EPA Federal Grants for Environmental Cleanup Received/Managed by South Bend</b>			
<b>Grant Type</b>	<b>Grant Identification Number</b>	<b>Funding Amount</b>	<b>Comments</b>
ARRA Stimulus	00 E971 01-0	\$360,000	Used for asbestos abatement activities at one site and soil remediation at two sites

The City of South Bend's successfully loaned out the RLF Grant BF965597-01-0 for \$250,000 and \$400,000 in supplemental funding was leveraged for the project. Loans were made for the two sites listed below in addition to \$180,000 of program income. The RLF was used to complete cleanup at the Fredrickson Park project, a site where assessment funding was used to facilitate a Phase II ESA. Loan proceeds were used to cap the portion of an unpermitted landfill that extended onto the site and install a methane gas collection system that was tied into the original system. Following remediation, a portion of the site was conveyed to the Boy Scouts of America for the development of the 9,200 square foot LaSalle Council Scouting Center that houses an environmental education center. This loan leveraged \$1,000,000 of private investment. One loan and sub-grant were made from program income and the Supplemental Funding to pay the environmental remediation portion of demolition costs at the former Studebaker Company foundry. This was the last phase of demolition required for the development of Ignition Park, an Indiana Certified Technology Park. More than \$1 million in grant funds have been utilized for clean-up of Ignition Park, a remarkable outcome of US EPA Brownfield investment.

Within the scope of its current coalition assistance grant, the Coalition has successfully completed and launched its online GIS countywide brownfield inventory making it available for public use and most importantly using the varied, mapped data to approach definition of its area wide plan geographies, helping to focus assessment activities. Additionally, a very high percentage of the sites that have been addressed through the grant have been affiliated with redevelopment projects, with many having a high profile within the community. See table 12 below:

<b>Table 12 – FY2014 Coalition Assessment Grant Accomplishments</b>				
<b>Location</b>	<b>Former Use</b>	<b>Grant Activity</b>	<b>Project</b>	<b>Anticipated Completion Date</b>
Lakeville	Vacant Lot	Phase I ESA	Lakeville Eco Park	2018
Mishawaka	Vacant Lot	Phase I/Phase II ESA	Mill at Ironworks Plaza	2019
South Bend	Parking Lot	Phase I ESA	Marriot Hotel	2017
South Bend	Former Kmart (vacant)	Phase I/Phase II ESA	Planet Fitness	2017
Walkerton	Former Gas Station/Vacant Lot	Phase I/Phase II ESA	Walkerton Public Library	2017

**5.d.i.2 Compliance with Grant Requirements:** For all past grants, the City of South Bend has complied with funds disbursement requirements, financial tracking grant reporting requirements, submission of technical documents, and documentation of project progress including quarterly reports, WBE/MBE utilization reports and ACRES updates, and auditing requirements for the listed grants. The City has the procedural knowledge to successfully disburse Assessment Grant funds and track Assessment Grant expenditures. For the current Coalition Assessment Grant, activities have been progressed successfully to date although the start of Phase II activities were initially delayed due to late start region wide with QAPP approvals, there are multiple Phase II activities underway at this time and additional Phase I and Phase II activities anticipated prior to the close of the grant.

# Cover Letter Attachments

- Regional Priorities Form / Other Factors Checklist (ATTACHED)
- Letter from State Authority (ATTACHED)



## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Michael R. Pence  
Governor

Carol S. Comer  
Commissioner

December 22, 2016

Mr. Chris Dressel  
Planner / Brownfields Coordinator  
City of South Bend  
227 W. Jefferson Blvd., Suite 1400S  
South Bend, Indiana 46601

Re: IDEM Acknowledgement Letter  
U.S. EPA Brownfields Grant Proposal  
Coalition Assessment  
Hazardous Substances and Petroleum  
South Bend Coalition  
St. Joseph County, Indiana

Dear Mr. Dressel:

This letter is provided in support of the South Bend Coalition consisting of the Cities of South Bend and Mishawaka and St. Joseph County (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the City of South Bend, as the lead applicant, is requesting \$600,000 (\$300,000 for hazardous substances and \$300,000 for petroleum).

It is IDEM's understanding that this funding will be used to conduct community outreach activities, update the brownfields inventory within the Coalition communities, perform Phase I and Phase II Environmental Site Assessments (ESAs) of priority brownfield sites, and conduct cleanup and redevelopment planning activities (e.g., Remediation Work Plans) as applicable for sites within neighborhoods and business districts. This funding would also support acquisition and preparation of brownfield sites intended for industrial use (i.e., sites located in industrial parks and areas zoned for industrial development) and those sites that are located in areas planned for redevelopment into parks, trails, and other public uses.

IDEM believes that the Coalition has demonstrated its commitment to redeveloping brownfields by its members taking advantage of financial and/or technical assistance offered by U.S. EPA (e.g., South Bend as U.S. EPA grantee) and the Indiana Brownfields Program, with redevelopment successes. This assessment



IDEM Acknowledgement Letter  
U.S. EPA Brownfields Grant Proposal  
December 22, 2016  
Page 2 of 2

grant funding will help the Coalition continue its efforts to address brownfields within the Coalition member communities in order to facilitate local economic growth. Should an opportunity arise for the Coalition to need petroleum eligibility determinations or cleanup/closure or liability assistance at any of the sites investigated with this grant funding, IDEM understands that the Coalition is committed to participating in the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program for technical oversight accordingly. The Indiana Brownfields Program and IDEM will continue their support of brownfield redevelopment by providing respective assistance and program coordination.

Based on the information submitted, IDEM considers South Bend an excellent candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM is pleased to assist and looks forward to continuing its partnership with the Coalition. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "B. A. Oertel", written in a cursive style.

Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: (via electronic transmission)

## Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of South Bend, Indiana

### Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Region 5 - Coordinated Public Funding for Brownfields  
Page Number(s): TBD

### Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
X	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	10
	Target brownfield sites are impacted by mine-scarred land.	
X	Project is primarily focusing on Phase II assessments.	7
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8
	Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4
	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing	

	Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

# Narrative Proposal Attachments

- Documentation of Leveraged Resources (ATTACHED)
- Letters of Commitment from Community Organizations (ATTACHED)

227 W. JEFFERSON BOULEVARD  
SUITE 1400 S.  
SOUTH BEND, IN 46601-1830



PHONE: 574/235-9371  
FAX: 574/235-9021

CITY OF SOUTH BEND     PETE BUTTIGIEG, MAYOR  
**COMMUNITY INVESTMENT**

December 14, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

Re: Leveraged Funding from Coalition Members  
FY2017 U.S.EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Mr. Dressel:

The City of South Bend (the City) understands the St. Joseph County Brownfield Assessment Grant Coalition (the Coalition), consisting of the Cities of South Bend and Mishawaka and St. Joseph County, is applying for two FY2017 U.S. EPA Brownfields Assessment Grants.

If the grant is approved, the City is committed to supporting the Coalition's Assessment Grant and will commit to providing a minimum of \$50,000 in City funds to the demolition and clean-up of sites where the requested grant funds are utilized for site assessments.

We feel that the requested grant funds actually provides much greater potential for the continued investment and clean-up efforts of the City. We are looking forward to working as part of the coalition.

Sincerely,

Brian Pawlowski  
Acting Executive Director

Cc: file



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

December 14, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

Re: Leveraged Funding from Coalition Members  
FY2017 U.S.EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Mr. Dressel:

The City of Mishawaka (the City) understands the *St. Joseph County Brownfield Assessment Grant Coalition* (the Coalition), consisting of the Cities of South Bend and Mishawaka and St. Joseph County, is applying for two FY2017 U.S. EPA Brownfields Assessment Grants.

If the grant is approved, the City is committed to supporting the Coalition's Assessment Grant and will commit to providing a minimum of \$50,000 in City funds to the demolition and clean-up of sites where the requested grant funds are utilized for site assessments.

We feel that the requested grant funds actually provides much greater potential for the continued investment and clean-up efforts of the City. We are looking forward to working as part of the coalition.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Prince", is written over a horizontal line.

Kenneth B. Prince, ASLA, AICP  
City Planner

cc: David A. Wood, Mayor

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Planning • Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999  
E-mail: [planning@mishawakacity.com](mailto:planning@mishawakacity.com) and [communitydevelopment@mishawakacity.com](mailto:communitydevelopment@mishawakacity.com)





County of St. Joseph  
**BOARD OF COMMISSIONERS**  
227 W. Jefferson Blvd.  
South Bend, Indiana 46601  
574-235-9534 Fax 574-235-7849

MEMBERS

ANDREW T. KOSTIELNEY  
*President*  
DAVE THOMAS  
*Vice-President*  
DEBORAH A. FLEMING, D.M.D.  
*Member*

December 15, 2016

Mr. Christopher D. Dressel  
City of South Bend Associate-Planning Community Investment  
227 West Jefferson Boulevard  
South Bend, IN 46601

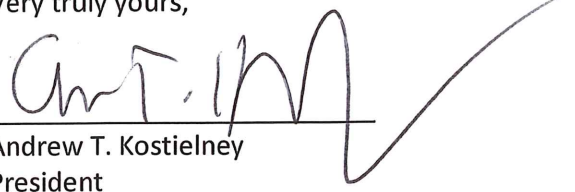
RE: Leveraged Funding from Coalition Members  
FY2017 U.S. EPA Brownfields Assessment Grant  
St. Joseph County, Indiana

Dear Mr. Dressel,

St. Joseph County (the County) understands the St. Joseph County Brownfields Assessment Grant Coalition (the Coalition), consisting of the Cities of South Bend and Mishawaka and St. Joseph County, is applying for a FY2017 U.S. EPA Brownfields Assessment Grant. Several Towns within St. Joseph County were benefited by the receipt of assessment funds from the FY 2014 grant and those funds helped to move forward several projects that would not be advancing but for those funds.

If the grant is approved, the County is committed to supporting the Coalition's Assessment Grant and will commit to providing a minimum of \$50,000 in County resources to assist in property acquisition, site remediation or site preparation where the requested grant funds are utilized for site assessments. The County is also committed to supporting the Coalition's Assessment Grant by providing the Coalition with any staff or related resources to assist in the success of the grant.

Very truly yours,

  
\_\_\_\_\_  
Andrew T. Kostielney  
President

227 W. JEFFERSON BOULEVARD  
SUITE 1400 S.  
SOUTH BEND, IN 46601-1830



PHONE: 574/235-9371  
FAX: 574/235-9021

CITY OF SOUTH BEND      PETE BUTTIGIEG, MAYOR  
**COMMUNITY INVESTMENT**

December 14, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

Re: Leveraged Funding from Coalition Members  
FY2017 U.S.EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Mr. Dressel:

The City of South Bend Department of Community Investment (Department) understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the Department understands that the Coalition must leverage additional funds/resources to support the grant project. The Department believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

The Department currently administers South Bend's Tax Abatement program. Tax abatements are available for periods up to 10 years for eligible real property (new construction and rehabilitation) and 5 years for personal property (manufacturing equipment that has not been previously taxed in Indiana) within the South Bend city limits. A second program is the Brownfields Revolving Loan Fund which will be funded with repayments from a previously funded Brownfields RLF Grant. As the loan repayments are made to the City, the Brownfields RLF will be established and loans will be made to eligible private entities for redeveloping brownfields properties within the South Bend city limits. The Department believes that these two incentives could be used subsequent to the expenditure of assessment grant funds to support the actual redevelopment of brownfield sites in South Bend. By making funds available from the cities' Brownfield Revolving Loan Program, the Department will be able to facilitate the availability of capital to small business interested in redeveloping brownfields in South Bend. The tax abatements would further support these redevelopment activities by limiting the amount of taxes paid on new investments.

227 W. JEFFERSON BOULEVARD  
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CITY OF SOUTH BEND      PETE BUTTIGIEG, MAYOR  
**COMMUNITY INVESTMENT**

December 14, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

Re: Leveraged Funding from Coalition Members  
FY2017 U.S.EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Mr. Dressel:

The City of South Bend Department of Community Investment (Department) understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the Department understands that the Coalition must leverage additional funds/resources to support the grant project. The Department believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

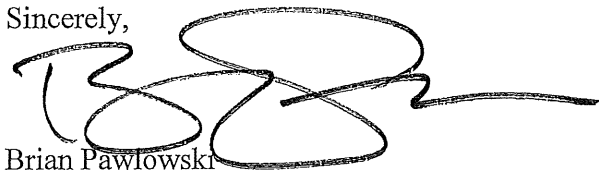
The Department currently administers South Bend's Tax Abatement program. Tax abatements are available for periods up to 10 years for eligible real property (new construction and rehabilitation) and 5 years for personal property (manufacturing equipment that has not been previously taxed in Indiana) within the South Bend city limits. A second program is the Brownfields Revolving Loan Fund which will be funded with repayments from a previously funded Brownfields RLF Grant. As the loan repayments are made to the City, the Brownfields RLF will be established and loans will be made to eligible private entities for redeveloping brownfields properties within the South Bend city limits. The Department believes that these two incentives could be used subsequent to the expenditure of assessment grant funds to support the actual redevelopment of brownfield sites in South Bend. By making funds available from the cities' Brownfield Revolving Loan Program, the Department will be able to facilitate the availability of capital to small business interested in redeveloping brownfields in South Bend. The tax abatements would further support these redevelopment activities by limiting the amount of taxes paid on new investments.

The Department and the City of South Bend will commit to utilizing its programs to support redevelopment of brownfields that are assessed using the Assessment Grant funds. Specifically, the Department is willing to commit the following resources to the grant project, as applicable:

- 1) The South Bend Brownfield Revolving Loan program will provide low interest loans of \$100,000 to \$200,000 (subject to the availability of funds) to eligible private entities who intend to redevelop brownfield site's) in the South Bend city limits. The applicants to the program will have to meet the loan and business criteria established by the program as well as site eligibility requirements and be approved by the South Bend Board of Public Works.
- 2) Provide real property and/or personal property tax abatements for eligible new investment (new construction, rehabilitation, and/or new manufacturing equipment) on brownfield sites in the South Bend city limits. The tax abatements will range from one to ten years in length, with a schedule for the abatement determined based on the criteria established by the South bend Common Council related to the type of new investment and the number of jobs created by the investment.

The Department fully supports the Coalition as it seeks an assessment grant and looks forward to using the Brownfield Revolving Loan and Tax Abatement programs to support the redevelopment of brownfields in the City of South Bend.

Sincerely,

A handwritten signature in black ink, appearing to read 'BP', with a long horizontal line extending to the right.

Brian Pawlowski  
Acting Executive Director

Cc:file



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

December 12, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: FY 2017 U.S. EPA Brownfields Assessment Grant  
Leveraging Support for St. Joseph County, Indiana

Dear Mr. Dressel:

The City of Mishawaka Department of Community Development understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. The DCD believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

The Department of Community Development administers a tax abatement program in the City of Mishawaka that offers tax abatements for periods up to 10 years for eligible real property (new construction and rehabilitation) and personal property (manufacturing equipment that has not been previously taxed in Indiana) within the Mishawaka city limits. Representing the administration of the City, we believe that this incentive could be used subsequent to the expenditure of Assessment Grant funds to support the actual redevelopment of brownfield sites in Mishawaka. The tax abatements would support redevelopment activities by limiting the amount of taxes paid on new investments made at brownfield properties.

The Community Development Department will recommend to the legislative body of the City that the City commit to utilizing its Tax Abatement program to support redevelopment of brownfields that are assessed using the Assessment Grant funds. Specifically, the Community Development Department will recommend that the City provide real property and/or personal property tax abatements for eligible new investment (new construction, rehabilitation, and/or new manufacturing equipment) in brownfield sites in the Mishawaka city limits. The tax abatements will range from one to ten years in length, with a schedule for the abatement determined based on the type of new investment and the number of jobs created by the investment.

The Community Development Department fully supports the Coalition as it seeks an Assessment Grant, and looks forward to using the tax abatement program to support the redevelopment of brownfields in the City of Mishawaka.

Sincerely,

Kenneth B. Prince, ASLA, AICP  
City Planner

cc: David A. Wood, Mayor

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E-mail: [planning@mishawakacity.com](mailto:planning@mishawakacity.com) and [communitydevelopment@mishawakacity.com](mailto:communitydevelopment@mishawakacity.com)





County of St. Joseph  
**BOARD OF COMMISSIONERS**  
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*Member*

December 15, 2016

Mr. Christopher D. Dressel  
City of South Bend Associate-Planning Community Investment  
227 West Jefferson Boulevard  
South Bend, IN 46601

RE: FY2017 U.S. EPA Brownfields Assessment Grant  
Leveraging Support for St. Joseph County, Indiana

Dear Mr. Dressel,

The St. Joseph County Redevelopment Commission (the Redevelopment Commission) understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. The economic development team for St. Joseph County believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

St. Joseph County, through its economic development team, administers a tax abatement/phase-in incentive program in the unincorporated areas of the county. Each of the seven towns and two cities also administer some form of tax incentive program. The County's real property tax abatement/phase-in program is generally capped at a maximum of ten (10) years for real property investment, however, additional years of abatement are available if the program meets certain project thresholds. The County's personal property tax abatement/phase-in program is capped at a maximum of five (5) years for personal property investment. While the tax abatement/phase-in program is managed by the County's economic development team, all requests are subject to review and approval by the St. Joseph County Council.

The economic development team for St. Joseph County fully supports the Coalition as it seeks and Assessment Grant, and looks forward to using its TIF funding or other funding resources to support the redevelopment of brownfield sites in St. Joseph County.

Sincerely,

Andrew T. Kostielney  
County Commissioner, President

William S. Schalliol  
Executive Director of Economic Development



227 W. JEFFERSON BOULEVARD  
SUITE 1400 S.  
SOUTH BEND, IN 46601-1830



PHONE: 574/235-9371  
FAX: 574/235-9021

CITY OF SOUTH BEND      PETE BUTTIGIEG, MAYOR  
**COMMUNITY INVESTMENT**

December 14, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

Re: Leveraged Funding from Coalition Members  
FY2017 U.S.EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Mr. Dressel:

The City of South Bend Department of Community Investment (Department) understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the Department understands that the Coalition must leverage additional finds/resources to support the grant project.

South Bend is fortunate to have six districts eligible for Tax Increment Financing (TIF). If the coalition grant request is funded, the TIF districts will be able to provide funding to assist with clean up and redevelopment of eligible brownfield sites within the districts.

The Department fully supports the Coalition as it seeks an Assessment Grant and looks forward to using its TIF to support the redevelopment of brownfields in South Bend.

Sincerely,

Brian Pawlowski  
Acting Executive Director

Cc: file



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

December 12, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: FY 2017 U.S. EPA Brownfields Assessment Grant  
Tax Increment Financing Leveraging Support

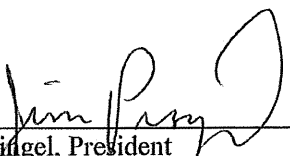
Dear Mr. Dressel:

The City of Mishawaka Redevelopment Commission understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the DCD understands that the Coalition must leverage additional funds/resources to support the grant project. The DCD believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

Mishawaka is fortunate to have a district eligible for Tax Increment Financing (TIF). If the Coalition grant request is funded, the City's Tax increment financing district has the ability to provide millions of dollars to assist in the redevelopment of such properties, pending the review and approval of the Redevelopment Commission as a whole following the review of a specific redevelopment/clean up initiative. The City has used TIF funds in the past for Brownfield clean-up and we would look forward to potentially leveraging to help assess, clean up, and redevelop additional brownfield sites located in Mishawaka.

The Redevelopment Commission fully supports the Coalition as it seeks an Assessment Grant, and looks forward to using its TIF to support the redevelopment of brownfields in Mishawaka.

Sincerely,

  
\_\_\_\_\_  
Jim Pingel, President  
City of Mishawaka, Redevelopment Commission

cc: David A. Wood, Mayor

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*Member*

December 15, 2016

Mr. Christopher D. Dressel  
City of South Bend Associate-Planning Community Investment  
227 West Jefferson Boulevard  
South Bend, IN 46601

RE: FY2017 U.S. EPA Brownfields Assessment Grant  
Tax Increment Financing Leveraging Support  
St. Joseph County, Indiana

Dear Mr. Dressel,

The St. Joseph County Redevelopment Commission (the Redevelopment Commission) understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the Redevelopment Commission understands that the Coalition must leverage additional funds/resources to support the grant project. The Redevelopment Commission believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

St. Joseph County is fortunate to manage four (4) economic development areas which contain Tax Increment Finance (TIF) Districts. The Redevelopment Commission and its staff also assist the Towns of Lakeville and Walkerton which each have their own redevelopment commissions and TIF Districts that those commissions manage. If the Coalition grant request is funded, the Redevelopment Commission has funding discretion to apply TIF resources to assist in the redevelopment of brownfield properties that are contained within the economic development areas. The Redevelopment Commission actively reviews each of its economic development areas for projects that will provide growth and development opportunities and to have the funding assistance of the assessment grant to provide a catalyst will help to advance many projects which might not be pursued due to concerns about potential brownfield status.

The Redevelopment Commission fully supports the Coalition as it seeks an Assessment Grant, and looks forward to using its TIF funding or other funding resources to support the redevelopment of brownfield sites in St. Joseph County.

Sincerely,

Jessica Clark  
St. Joseph County Redevelopment Commission, President

William S. Schalliol  
Executive Director of Economic Development



CITY OF SOUTH BEND  
PETE BUTTIGIEG, MAYOR  
OFFICE OF THE MAYOR

December 14, 2016

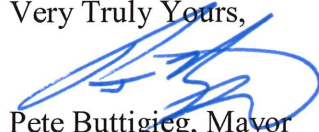
Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Leveraged Local Government Resources for  
FY2017 U.S. EPA Brownfields Assessment Grants - St. Joseph County, Indiana

Dear Mr. Dressel:

The City of South Bend (the City) is providing this letter as documentation of our commitment to provide in-kind local government staff resources to support implementation of two FY2017 U.S. EPA Brownfields Assessment Grants (\$300,000 for Hazardous Substances and \$300,000 for Petroleum). Specifically, the City will provide up to 500 hours of staff time (including grant project manager and staff) to support programmatic, community outreach functions and site selection associated with the Assessment Grant Project. These services include preparation of quarterly reports, progress meetings, financial tracking, preparation and distribution of Project information, hoisting public meetings, and coordination with U.S. EPA personnel. The value of these in-kind services is approximately \$25,000 (500 hours at an average hourly rate of \$50). In addition, the City will provide site access assistance such as clearing brush and debris and building access to support assessment activities. The value of these in-kind services is approximately \$10,000 (10 days at \$1,000 per day).

Very Truly Yours,



Pete Buttigieg, Mayor  
City of South Bend





December 5, 2016

Mr. Christopher D. Dressel  
Brownfields Coordinator  
City of South Bend, Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
South Bend Brownfield Coalition

Dear Mr. Dressel:

On behalf of Beacon Health System, we are pleased to support the application for a grant to assess the levels of toxicity and health impact of emissions from our community's brownfields.

As a city with a history steeped in manufacturing, we are cognizant of the potential for contamination of the land and water tables. As South Bend continues to grow, specifically with the residential movement into the urban areas, stringent assessment of the brownfields is a priority. As the community hospital, Memorial Hospital of South Bend is committed to supporting the environmental health of our city. Having recently completed a county-wide health needs assessment, we believe strongly in taking proactive measures to protect the health of our community residents.

Memorial Hospital encourages the grant application for the assessment of brownfields by coalition members – the St. Joseph County Health Department, the City of South Bend and the City of Mishawaka and is pleased to provide this letter of support.

Sincerely,

Margo DeMont, Ph.D.  
Executive Director of Community Health Enhancement  
Memorial Hospital of South Bend



The Coalition seeks a more bicycle-friendly community by:  
Encouraging bicycling for commuting and recreation;  
Expanding and improving bicycle infrastructure; and  
Educating citizens and government

Bicycle Friendly  
Community Team

Bike to Work Week

Friends of Granger  
Paths

Michiana Bicycle  
Association

Northern Indiana  
Mountain Bike  
Association

Friends of the  
Pumpkinvine Nature  
Trail

Indiana-Michigan  
River valley Trail

Bike Michiana for  
Hospice

Urban Adventure  
Games

Bike the Bend

**President:**  
*Pete Jank*

**Vice  
President:**  
*Judy Lee*

**Secretary:**  
*Mike Atkins*

**Treasurer:**  
*Henry Scott*

**Dir. Events  
Marketing:**  
*J.V. Peacock*

**Dir. Racing:**  
*Mike Atkin*

**Dir.  
Membership &  
Bike to Work**  
*Karen Haun*

**Dir. At Large:**  
*Aaron Divine*  
*Zach Dripps*  
*Greg Furry*  
*Chris VandenBossche*

BikeMichiana.org

BMC  
PO Box 11699  
South Bend, IN  
46634

December 5, 2016

Mr. Christopher D. Dressel  
City of South Bend  
Brownfields Coordinator  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
South Bend Brownfield Coalition

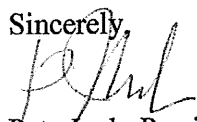
Dear Mr. Dressel:

The Bike Michiana Coalition understands that the Cities of South Bend, Mishawaka, and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the Bike Michiana Coalition understands that the Coalition must secure local community organization support and leverage additional funds/resources to support the grant project. The Bike Michiana Coalition believes that the grant project will benefit each of the Coalition communities and would like to offer its support for the project.

As brownfields are often found adjacent to bicycle routes, potential future routes and other bicycle facility opportunities, Bike Michiana Coalition believes that the Coalition grant project offers a perfect opportunity to both support these communities and promote the improvement and conservation of our environment and natural resources. As part of our support, the Bike Michiana Coalition will support the redevelopment of Brownfield sites that intersect or are adjacent to opportunities that advance the "bike friendliness" of the area. Bike Michiana Coalition would also support a bicycle tour of Brownfield sites to help raise their profile amongst the community.

The Bike Michiana Coalition supports the Coalition as it seeks an Assessment Grant, and it looks forward to working with the Coalition as it identifies and prioritizes the Brownfields that are adversely impacting its communities.

Sincerely,

  
Pete Jank, President  
Bike Michiana Coalition





December 5, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support from Prime Development Corporation  
U.S. EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Mr. Dressel:

Concept Creations Development, Inc. is excited to support your application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants to assess and promote redevelopment of brownfield sites within our community.

The focus of Concept Creations Development, Inc. is to acquire underutilized, well location parcels of land and incorporate new value into these parcels with innovative, sustainable development concepts that will meet the neighborhood and community needs of today and future generations. Our diverse development team's knowledge and experience allows Concept Creations Development, Inc. to create new real estate developments including residential, commercial, and mixed-use, which are driven by a community's demand.

Concept Creations Development, Inc. supports the Coalition as it seeks the EPA Assessment Grants and looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely impacting our community.

Sincerely,

A handwritten signature in black ink that reads "Dennis L. Murphy".

Dennis L. Murphy, President  
Concept Creations Development, Inc.



December 9, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support from Flaherty & Collins Properties  
U.S. EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Mr. Dressel:

Flaherty & Collins Properties is excited to support your application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants to assess and promote redevelopment of brownfield sites within our community.

The focus and specialization of Flaherty & Collins Properties is the development of market rate and affordable housing developments, public/private partnerships, and mixed-use, urban infill developments. Our company is the future developer of the approximate \$42 million The Mill at Ironworks Plaza project, a mixed-use residential, retail, and restaurant development, located near the Beutter Park riverfront in downtown Mishawaka. This project utilized brownfield assessments funds available through a previously awarded U.S. EPA Brownfield Coalition Assessment Grant assisting in making it become a reality.

Flaherty & Collins Properties supports the Coalition as it seeks the EPA Assessment Grants to investigate additional properties impacted by petroleum products and hazardous substances. Identifying these potential hazards for redevelopment is crucial for the City of Mishawaka and St. Joseph County in order to retain and attract new residents, businesses, and jobs.

Sincerely,

Brian R. Prince II  
Developer





## Friends of the St. Joe River Association, Inc.

P.O. Box 1794  
South Bend, Indiana 46634  
[www.fotsjr.org](http://www.fotsjr.org)

Established 1994  
501(c)(3) Not-for-Profit

December 15, 2016

Mr. Christopher D. Dressel  
City of South Bend  
Brownfields Coordinator  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Support for Brownfields Assessment Grants - South Bend Brownfield Coalition

The Friends of the St Joe River Association (FotSJR) applauds the coalition formed among the Cities of South Bend and Mishawaka, and St. Joseph County (hereafter referred to as "the Coalition") to apply for a U.S. Environmental Protection Agency Brownfields Assessment Grant. We fully support the proposed project, as we believe the assessment would benefit the respective communities and the entire watershed.

Our organization's mission is to unite a diverse group of stakeholders throughout the watershed in a collaborative effort to protect, restore and foster stewardship of the St. Joseph River Watershed as a critical component of the Great Lakes Basin. The Friends of St. Joseph River has established a presence within the watershed community by addressing broad-scale issues, including nonpoint source pollution, in a collaborative, strategic manner.

The FotSJR supports the Coalition in its pursuit of an Assessment Grant, and looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely affecting our local communities.

Sincerely,

Matthew A. Meersman  
President

**"A Bi-State Organization for Watershed-Wide Improvement & Protection"**



**INDIANA UNIVERSITY  
SOUTH BEND**

**CENTER FOR A SUSTAINABLE FUTURE**

December 14, 2016

Mr. Christopher D. Dressel  
City of South Bend  
Associate – Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

The Indiana University South Bend (IUSB) Center for a Sustainable Future understands that the Cities of South Bend, Mishawaka, and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, we understand that the Coalition must secure local community organization support and leverage additional funds/resources to support the grant project. We believe that the grant project will benefit each of the Coalition communities and would like to offer its support for the project.

The IUSB Center for a Sustainable Future believes that the Coalition grant project offers a perfect opportunity for the university to both support the Coalition communities and provide its students with a real life experience in the fields of sustainability and environmental science.

Students and staff associated with the IUSB Center for a Sustainable Future are able to continue to assist the Coalition with sustainable land use practices and can conduct ground surveys of the Coalition communities to identify and prioritize developable sites and provide other support as needed (community and health surveys, etc.). We anticipate that up to 15 students could participate in the grant project and dedicate 40 hours each to the project.

The IUSB Center for a Sustainable Future supports the Coalition as it seeks an Assessment Grant, and it looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely impacting its communities.

Sincerely,

Krista Bailey  
Director, Center for a Sustainable Future

1700 Mishawaka Avenue, South Bend, IN  
(574) 520-4429



December 5, 2016

Mr. Christopher D. Dressel  
Brownfields Coordinator  
City of South Bend  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
South Bend Brownfield Coalition

Dear Mr. Dressel:

La Casa De Amistad understands that the Cities of South Bend, Mishawaka, and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, La Casa De Amistad understands that the Coalition must secure local community organization support and leverage additional funds/resources to support the grant project.

La Casa De Amistad believes that the grant project will benefit each of the Coalition communities and would like to offer its partner support for the project. The La Casa De Amistad believes that the Coalition grant project offers a perfect opportunity to support these communities by publishing meeting and other notifications along with translation services at outreach meetings if needed.

La Casa De Amistad supports the Coalition as it seeks an Assessment Grant, and it looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely impacting its communities.

Thank you for all you are doing to support the community.

Sincerely,

Sam Centellas  
Executive Director

#### OUR MISSION

To empower the Latino/Hispanic community within Michiana by providing educational, cultural and advocacy services in a welcoming, bilingual environment.



P.O. Box 1284  
South Bend, IN 46624-1284  
December 10, 2016

Mr. Christopher D. Dressel  
City of South Bend  
Brownfields Coordinator  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
South Bend Brownfield Coalition

Dear Mr. Dressel:

Michiana Watershed, Inc. applauds the coalition formed among the Cities of South Bend and Mishawaka, and St. Joseph County (hereafter referred to as "the Coalition") to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. We fully support the proposed project, as we believe the assessment would benefit the respective communities and the entire watershed.

Our organization's primary goals are the preservation of natural resources associated with the St. Joseph River basin, and the development of healthy outdoor recreation within the communities served by the members of the Coalition. We promote bicycle/pedestrian trail development and paddling sports on local waterways. For much of our 59-year history, we have led or participated in efforts to clean the St. Joseph River and make it more hospitable to canoeists and kayakers. Knowledge of locations of brownfields and their contamination levels is part of the groundwork in any of our efforts, since their remediation is prerequisite for both surface redevelopments and water quality.

Michiana Watershed supports the Coalition in its pursuit of an Assessment Grant, and looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely affecting our local communities.

Sincerely,

Ken Sauer, President  
Michiana Watershed





December 12, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Mr. Dressel:

The Mishawaka Business Association (MBA) is pleased to support your application for two FY2017 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites within St. Joseph County.

As you know, the MBA promotes an environment conducive to business growth in Mishawaka. The MBA will help market assessed brownfields, and inform business and potential developers of the availability of grant funds.

The MBA enthusiastically supports the effort by the Coalition to secure U.S. EPA Brownfields Assessment grants to investigate properties impacted by hazardous substances and petroleum products. Identifying these potential hazards for redevelopment is crucial for Mishawaka and St. Joseph County in order to retain and attract new businesses and create jobs. We urge you to award the necessary funds for this very important project.

Sincerely,

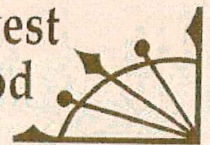
A handwritten signature in black ink that reads 'Krissy Campbell'. The signature is written in a cursive, flowing style.

Krissy Campbell  
Executive Director



Near Northwest  
Neighborhood

INCORPORATED



December 5, 2016

Mr. Christopher D. Dressel  
City of South Bend  
Brownfields Coordinator  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support from Near Northwest Neighborhood, Inc.  
U.S. EPA Brownfields Assessment Grant Project  
South Bend Brownfield Coalition

Dear Mr. Dressel:

The Near Northwest Neighborhood, Inc. (NNN) is pleased to support the South Bend Brownfield Coalition in its application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants to assess and promote redevelopment of Brownfield sites within our community.

The NNN was formed to promote active involvement of all residents in the neighborhood to build a better community. We are aware of several brownfields in our proximity that are a blighting influence to our neighborhood and are stagnating growth. This is particularly true of the former Drewry's Brewery at 1408 Elwood Avenue. Redeveloping these sites will not only benefit our community by removing these eyesores and increasing our property values as a whole, but will also provide much-needed employment opportunities to our residents.

The NNN role in the Project will be to assist the Coalition in community outreach and education through our existing network. In addition, we are excited to be involved in the planning of developments within the Near Northwest Neighborhood.

Sincerely,

Kathy Schuth  
Executive Director

1007  
PORTAGE AVE.  
SOUTH BEND  
INDIANA  
46616

P.O. Box 1132  
SOUTH BEND  
INDIANA  
46624

TEL. 574-232-9182  
FAX 574-232-1171





# South Bend Heritage

803 Lincoln Way West South Bend, IN 46616

Phone: 574-289-1066

Fax: 574-289-4550

[www.sbheritage.org](http://www.sbheritage.org)

December 7, 2016

Mr. Christopher D. Dressel  
City of South Bend  
Brownfields Coordinator  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
South Bend Brownfield Coalition

Dear Chris:

South Bend Heritage Foundation (SBHF) is pleased to support the South Bend Brownfield Coalition in its application for two FY2017 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites located in South Bend, Mishawaka and St. Joseph County.

As you know, SBHF is a not-for-profit community development corporation founded in 1974 to help reverse the physical and social decline of South Bend's urban neighborhoods. SBHF has invested more than \$35 million in commercial and residential projects, working with business and community leaders to strengthen our community by rebuilding our core urban neighborhoods. SBHF's role in the Assessment Grant Project will consist of assisting you in community outreach about the grant program to our clients and partners and providing our input into the commercial and housing development needs of our urban neighborhoods during redevelopment planning of brownfields. We look forward to being a partner in your redevelopment efforts.

The SBHF is committed to improving the lives of our residents, and will provide its resources to support the Coalition's brownfield redevelopment efforts.

Sincerely,

Marco Mariani  
Executive Director



**ST. JOSEPH COUNTY**  
CHAMBER OF COMMERCE

December 9, 2016

Mr. Christopher D. Dressel  
City of South Bend Associate-Planning Community Investment  
227 West Jefferson Boulevard  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

The St. Joseph County Chamber of Commerce (Chamber) is pleased to support the St. Joseph County Brownfield Assessment Coalition (Coalition) in its application for two FY2017 US Environmental Protection Agency (US EPA) Brownfield Assessment Grants to access and promote redevelopment of brownfield sites within South Bend, Mishawaka, and St. Joseph County.

As the lead economic development agency for St. Joseph County, we recognize how important the redevelopment of brownfields is in our County. We are excited about the work the Coalition is doing to try and bring back properties back to productive use in our county. We believe your work is critical to community efforts to grow our economy, create jobs, and encourage new capital investment.

We believe our organization can be helpful to your efforts. We would be happy to assist by identifying additional brownfields; supporting redevelopment planning in the County, helping market assessed brownfields, and informing businesses and potential developers of the availability of grant funds.

The Chamber is committed to improving economic conditions in the County, and will provide its resources to support the coalition's brownfield redevelopment efforts.

Sincerely,

Jeff Rea, President & CEO

## Town of Lakeville

118 South Michigan Street/P.O. Box 137/Lakeville, Indiana 46536  
574-784-8311 [www.LakevilleIndiana.org](http://www.LakevilleIndiana.org)



December 9, 2016

Mr. Christopher D. Dressel  
City of South Bend Associate-Planning Community Investment  
227 West Jefferson Boulevard  
South Bend, IN 46601

RE: Support for St. Joseph County Brownfield Assessment Coalition/ US EPA Brownfield Assessment Grant FY2017

Dear Mr. Dressel,

The Town of Lakeville is pleased to support the St. Joseph County Brownfield Assessment Coalition on their application for the US EPA FY2017 Brownfield Assessment Grant application.

The St. Joseph County Brownfield Assessment Coalition has helped the Town of Lakeville complete several Phase I Environmental Site Assessments (ESA) in the Town of Lakeville and is in the process of completing a Phase II ESA.

The Town of Lakeville is a small town directly south of the City of South Bend in St. Joseph County, with a 2010 census population of 786. Our town was established in 1902, although several buildings were built in the middle 1850's.

The 1850's were an era when regulations and ordinances were either not yet established or not yet followed. Several of our downtown businesses have closed and storefronts now sit vacant in what was once a thriving community.

While our Lakeville Redevelopment teams work with new startup businesses to obtain funding, many local lenders are requiring the Environmental Site Assessments be completed before funding is approved. The opportunity for small towns like the Town of Lakeville to offer these entrepreneurs assistance with these costs makes the difference of whether they can consider our empty buildings, or if they will move on to a larger town with bigger budgets to help fund those needed assessments. Our partnership with the St. Joseph County Brownfield Assessment Coalition has focused on environmental revitalization and economic development, things that are



**TOWN OF WALKERTON**  
**301 Michigan St.**  
**Walkerton, Indiana 46574**

**(574 )586-3711 Office**

**Office of the Clerk Treasurer**

**(574 )586-2248 Fax**

December 12, 2016

Mr. Christopher D. Dressel

City of South Bend Associate-Planning Community Investment

227 West Jefferson Boulevard

South Bend, In. 46601

Re: Support for St. Joseph County Brownfield Assessment Coalition/US EPA Brownfield  
Assessment Grant FY2017

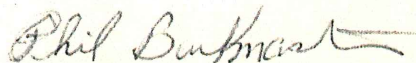
Dear Mr. Dressel,

The Town of Walkerton is extremely proud to support the St. Joseph County Brownfield  
Assessment Coalition on the application for the US EPA FY2017 Brownfield Grant Application.

Walkerton with funds from the St. Joseph County Brownfield Coalition was able to have a Phase  
I & Phase II completed for a potential Library site. After the Phase I & II were complete the  
Town applied for and received a Grant and private donation to construct a new Library/Media  
Center in the Town. This project was many years in the making and now Walkerton will be able  
to begin construction in 2017. Without the help of the Coalition this project would have had  
additional delays.

The Walkerton/Lincoln Public Library will be a focal point for our community and a much  
needed asset. The economic and social benefits are immeasurable. As a very progressive  
community we understand the need for the St. Joseph County Brownfield Coalition and the  
great work they do to help St. Joseph County prosper. Walkerton encourages the Coalition to  
continue its wonderful service to St. Joseph County.

Thank you for standing with Walkerton and supporting the St. Joseph County Brownfield  
Coalition.



Phil Buckmaster

Walkerton Economic Director





UNIVERSITY OF  
**NOTRE DAME**

COLLEGE OF SCIENCE

299F Galvin Life Science Center  
Notre Dame, Indiana  
46556-5602 USA

**Rachel Novick, Ph.D.**  
*Director of the Minor in Sustainability*

Telephone (574) 631-0919  
Facsimile (574) 631-7413  
Email: rnovick@nd.edu

December 14, 2016

Mr. Christopher D. Dressel  
City of South Bend  
Associate - Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

The University of Notre Dame (Notre Dame) is pleased to support your application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants to assess and promote redevelopment of Brownfield sites within St. Joseph County.

If the grant is awarded, Notre Dame would support our students in getting involved with the project. This could include students and researchers taking part in directing ground surveys of the Coalition communities to identify and prioritize developable sites and provide other support as needed. Students may also get involved in developing conceptual redevelopment designs and participate in Brownfields final design to support redevelopment of specific sites or areas.

Our interdisciplinary Minor in Sustainability is open to all undergraduates, and involvement in this project could develop into an appropriate capstone project for multiple students enrolled in the minor. Other students in the College of Science and the College of Engineering could engage in this project as independent research.

Students who are involved would present their findings to the Coalition members to support the grant project and to their respective Notre Dame advisors to support their degree requirements. We anticipate that up to 20 students could participate in the grant project. An estimate of 50-60 hours per student would be expected of participants.

The University of Notre Dame supports the Coalition as it seeks an Assessment Grant and looks forward to working with the Coalition as it identifies and prioritizes Brownfield redevelopment as a way to benefit the entire community.

Sincerely,

Rachel Novick

# Threshold Criteria

- Applicant Eligibility (Not Applicable)
- Letters of Commitment from Assessment Coalition Members (ATTACHED)
- Property Specific Determination Request (Not Applicable)
- Petroleum Eligibility Determination (Not Applicable)
- Justification for Waiver of \$200,000 Limit for Site-specific Assessment (Not Applicable)



CITY OF SOUTH BEND  
PETE BUTTIGIEG, MAYOR  
OFFICE OF THE MAYOR

December 14, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: FY2017 U.S. EPA Brownfields Assessment Grants - St. Joseph County, Indiana

Dear Mr. Dressel:

The City of South Bend acknowledges membership in the Saint Joseph County Brownfield Assessment Grant Coalition (the Coalition) consisting of the Cities of South Bend and Mishawaka and St. Joseph County constituted for the purpose of applying for a U.S. Environmental Protection Agency (US EPA) Brownfield Assessment grant to foster brownfields redevelopment in the Coalition communities. South Bend understands that the coalition is applying for a \$600,000 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant and that South Bend will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the City of South Bend understands the coalition members will be asked to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant projects.

South Bend fully supports the Coalition and looks forward to using the grant funds for mutual benefit of the Coalition communities.

Very Truly Yours,

  
Pete Buttigieg, Mayor  
City of South Bend



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

OFFICE OF MAYOR

December 12, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

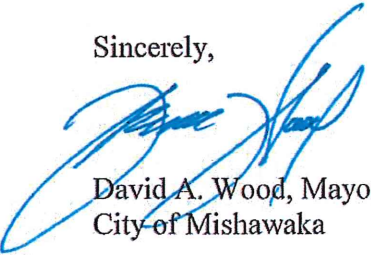
RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Mr. Dressel:

The City of Mishawaka acknowledges membership in the *St. Joseph County Brownfield Assessment Grant Coalition* (the Coalition) consisting of the Cities of South Bend and Mishawaka and St. Joseph County, constituted for the purpose of applying for a U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant to help foster brownfields redevelopment in the Coalition communities. The City of Mishawaka is a General Purpose Unit of Local Government in the State of Indiana. The City of Mishawaka understands the Coalition is applying for a \$600,000 U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grant and that the City of South Bend will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the City of Mishawaka understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The City of Mishawaka fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for mutual benefit of the Coalition communities.

Sincerely,



David A. Wood, Mayor  
City of Mishawaka





County of St. Joseph  
**BOARD OF COMMISSIONERS**  
227 W. Jefferson Blvd.  
South Bend, Indiana 46601  
574-235-9534 Fax 574-235-7849

*William S. Schalliol, Esq.*  
*Executive Director of Economic Development*

MEMBERS

ANDREW T. KOSTIELNEY  
*President*  
DAVE THOMAS  
*Vice-President*  
DEBORAH A. FLEMING, D.M.D.  
*Member*

December 19, 2016

Christopher D. Dressel, AICP  
City of South Bend  
Planner & Brownfields Coordinator  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: FY2017 U.S. EPA Brownfields Assessment Grants - St. Joseph County, Indiana

Dear Mr. Dressel:

The City of South Bend acknowledges membership in the Saint Joseph County Brownfield Assessment Grant Coalition (the Coalition) consisting of the Cities of South Bend and Mishawaka and St. Joseph County constituted for the purpose of applying for a U.S. Environmental Protection Agency (US EPA) Brownfield Assessment grant to foster brownfields redevelopment in the Coalition communities. St. Joseph County understands that the coalition is applying for a \$600,000 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant and that South Bend will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, St. Joseph County understands the coalition members will be asked to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant projects and the memorandum will be signed with the full support of the County administration.

St. Joseph County fully supports the Coalition and looks forward to using the grant funds for mutual benefit of the Coalition communities.

Very Truly Yours,

William S. Schalliol  
Executive Director of Economic Development  
St. Joseph County

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of South Bend, Indiana

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

35-6001201

\* c. Organizational DUNS:

0743271230000

### d. Address:

\* Street1:

227 W. Jefferson Blvd.

Street2:

Suite 1400S

\* City:

South Bend

County/Parish:

\* State:

IN: Indiana

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

46601-1830

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Chris

Middle Name:

\* Last Name:

Dressel

Suffix:

Title:

Organizational Affiliation:

\* Telephone Number:

574-235-5847

Fax Number:

\* Email:

cdressel@southbendin.gov



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

\* Title:

FY17 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

NONE

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

County Wide Brownfield Assessment and Redevelopment Strategy for St. Joseph County Indiana

VERIFY TITLE

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: